



West End Terrace, Winchester, Hampshire, SO22 5EN

Winkworth





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## City living in lovely period property with off-street parking

This well-presented and thoughtfully-planned period property is located a very short walking distance from the city, and mainline rail station, in the sought-after area of Oram's Arbour. It will appeal greatly to those who value the charm of a house on a highly regarded Winchester terrace with the added convenience of off-street parking. As well as the benefits of a superb city centre Winchester location, there are excellent local schools nearby, including Western C of E Primary School, the "all-through" Westgate School, and Peter Symonds College.

Behind the pretty Victorian front door, the first part of the entrance hall provides a place to leave coats and shoes. Oak half-glazed doors to the living, dining and kitchen areas allow light into the hall, make it a light and welcoming space. The airy, double-aspect living room, with renovated sash windows overlooking the gardens, is divided into a West-facing seating area with Burley wood-burning stove, and an East-facing dining area. To the rear of the property is the appealing, modern kitchen with dual aspect windows providing an abundance of natural light, with quartz worktops, and ample base and eye level units. The integrated appliances include Bosch double oven, microwave, induction hob, fridge-freezer, and dishwasher, plus Franke dual sink and taps. A convenient space for use as a breakfast bar is perfectly positioned for enjoying the views over the garden, and a door leads to the garden.

A short flight of stairs from the hallway leads to the lower ground floor, which has been converted to create a third double bedroom with walk-in storage. This appealing space could equally be used as a further living area or home office. Just outside the bedroom is further storage. Stairs also lead up from the hallway to the first floor where there is a contemporary bathroom and shower room, each with wall and vanity unit storage, and Fired Earth tiles, neatly providing practicality for modern family life. On the main landing there is a generous built-in double Shaker style cupboard with further storage. The two good-sized double bedrooms retain their original proportions. Bedroom one is a particularly lovely room, which benefits from two double shaker style built-in wardrobes and gives views over trees.

Outside, the front garden is laid to lawn and a hedge of hebe and other shrubs provides privacy. To the rear of the house is an attractive private walled garden with old brick-and-flint walls, a patio area for seating and dining, with a lawn beyond. A gate provides rear pedestrian access and there are mature shrubs, including rose, lilac, jasmine and honeysuckle, dotted around the borders. In addition, the house has the rare advantage of off-street parking for one car, which is located to the rear of the property and accessed from South View or on foot from the back garden.







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Approximate Gross Internal Area = 1209 Sq Ft / 112.3 Sq M



This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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### Directions

From our office in High Street, continue on the road. At the roundabout, continue straight onto Romsey Road and continue to follow the road. Turn right onto West End Terrace and the property is located towards the end of the road on the right hand side.

### Location

Superbly positioned for easy access to the mainline railway station (links to London Waterloo in approximately 55 minutes), and City with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the City's historic cathedral. The house is situated in the catchment for good local schools, namely Western Primary and Westgate Secondary. The M3 motorway, A34 and A33 are also easily accessible from this location. Despite its central position the house is excellently placed on a relatively peaceful road in the sought after and friendly location of Oram's Arbour.

COUNCIL TAX: Band E, Winchester City Council.  
SERVICES: Mains Gas, Electricity, Water & Drainage.  
BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach April 2025.  
MOBILE SIGNAL: Coverage With Certain Providers.  
HEATING: Mains Gas Central Heating.  
TENURE: Freehold.  
EPC RATING: C  
PARKING: Off street parking.

### Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](https://www.winkworth.co.uk/winchester)

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